

Report and Recommendations of the

Iowa

Vertical

Infrastructure

Advisory

Committee

Eleventh Annual Report to the Governor
December 15, 2009

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11/17/2009

December 15, 2009

Governor Chet Culver
Governor's Office
Capitol Building
L-O-C-A-L

RE: Iowa Vertical Infrastructure Advisory Committee
Eleventh Annual Report

Dear Governor Culver:

The Vertical Infrastructure Advisory Committee is pleased to submit its Tenth Annual Report to you. The committee continues to follow with interest the work of the Department of Corrections and the Department of Veterans Affairs as they plan for replacement facilities, and continues to recommend similar evaluations of facilities around the state by other agencies. The committee members are ready to offer advice on the needs of the state's aging infrastructure and steps that could be taken to evaluate vacant and underutilized buildings and reduce operational and maintenance costs. This report summarizes the work of the committee over the last year and its vision for the future.

All seven positions on the committee are filled and all members are actively engaged. Over the last eight years, 20 citizens have participated in the work of this committee and it is appropriate to briefly recognize all of them for their service to the state:

Charter Members:

Kathy Draper, Adel
Teri Goodmann, Dubuque
Bill Knapp II, Des Moines
Russ Kramer, Carter Lake
Michael Moreland, Ottumwa
Sue Mullins, Corwith

Additional Past Members:

John Bradford, West Des Moines
Brian Cook, Decorah
Jean Oxley, Cedar Rapids
Charese Yanney, Sioux City
Tom Gillespie, Des Moines
Les Holland, Ames
Terry Slinde, Clive

Current Members

Dennis Bennett, Norwalk, Chair
Gary Benshoof, Des Moines
Mary Krier, Ollie
Eve Palmer, Carlisle
Dan Prymek, Indianola
Tara Barney, Davenport
Tom Nichols, Windsor Heights

Since Executive Order #3 was signed in February 1999, great progress has been made to improve the aging infrastructure of the facilities and institutions around the state. In FY2000, the Department of General Services received \$7.5 million for major maintenance work. Of that amount, \$800,000 was allocated to routine maintenance on the Capitol Complex. In 2007 the Department of Administrative Services received more than \$5 million in routine maintenance funds for distribution to the 12 agencies and divisions the committee works with and those agencies and divisions are working collaboratively with the committee to prioritize repair needs and distribute just under \$100 million in major maintenance funding that has been appropriated between FY2006, FY2007, FY2008 and FY2009. Unfortunately, the FY2009 appropriation was reduced from \$40 million to \$15 million, and summer flood damage necessitated the reduction of routine maintenance funding from \$3 million to \$1.4 million. The \$15 million was not appropriated in FY2009. In FY2010 we received \$3 million for routine maintenance and just over \$17 million for major maintenance. The committee is working actively with staff to provide recommendations reallocation of available funds to meet the most critical needs around the state.

If you have any questions about the attached report, the committee is ready to address them at your convenience.

On behalf of the committee,

Dean Ibsen, AIA, NCARB
Vertical Infrastructure Program Manager
Department of Administrative Services

Tenth Annual Report to the Governor December 15, 2009

The Vertical Infrastructure Advisory Committee met 12 times at 12 different locations around the state during 2009. As in 2008, the committee developed a plan of action to focus its work and evaluate progress. This report will outline some of the accomplishments the Committee has seen and will summarize the results of the plan of action.

Since our work began in 1999:

- more than \$14.6 (verify) million has been distributed to 12 state agencies and divisions for routine maintenance work,
- \$128.35 (verify) million has been appropriated for major maintenance work through FY2008
- another \$15 million has been appropriated for FY2009, although funds are not yet available
- more than \$59.3 (verify) million has been spent for major maintenance projects,
- work is underway or will begin shortly on the balance of projects for which major maintenance funds are available, and

Projects have been identified for the entire 63.5 million in multi-year funds appropriated in 2005 and the committees and agencies are planning strategically and collaboratively to manage the work as efficiently and cost-effectively as possible.

Progress on the backlog of major maintenance continues with your help in support of major maintenance funding:

- Primary electrical distribution systems—the core of operations for security, technology and safety in any building—are now repaired or replaced at Cherokee, Eldora, Independence, Toledo, Woodward and Glenwood. Work is continuing at Fort Madison and Anamosa. Electrical system repair work is beginning or continuing at Mitchellville, Mount Pleasant and Clarinda. Work continues on the balance of the older institutions following a plan based on priorities.
- The committee and staff are implementing a long-range plan for repair and replacement of roofs around the state. Four architectural/engineering consulting firms are at work preparing bid packages and monitoring the work of roofing contractors around the statewide. They are assisting with the prioritization of work, and strategically assembling bidding packages that consolidate roofs by type of roof, by location, by size or as otherwise appropriate to complete the work as efficiently and cost effectively as possible.
- Work continues on upgrades to improve access to facilities—to meet the needs of the citizens of Iowa and the requirements of the Americans with Disabilities Act—with continuing assistance from General Services' ADA Advisory Committee. Work is beginning on additional restroom improvement projects. Contracts are in place with ten architectural/engineering consulting firms and, as with the roofing projects, some of these firms will provide strategic assistance in

addressing addition restroom improvement projects and to begin work on several elevator upgrades necessary to meet ADA requirements.

In May the committee reviewed more than 150 project requests for the major maintenance funds anticipated in FY2009. Agencies were once again encouraged to submit all projects they were aware of. All projects submitted and meeting the committee's definition for major maintenance have been prioritized and funds have been allocated through FY2009. The four year funding appropriated in 2005 continues to serve as an effective tool that greatly facilitates the short term planning of repair work, however, the FY2009 reduction of funding from \$40 million to \$15 million, as well as a delay of the funds pending the sale of bonds, has required careful and considerate re-prioritization of projects. The department intends to allocate some money to update the inventory and condition assessment that was undertaken in 1999 when FY2009 funds have been released. We continue to support the Department of Administrative Services request to maintain this funding and the department's request for \$20 million in routine maintenance for FY2010. Additionally, we are encouraging the department to begin planning now for additional major maintenance needs beyond FY2010. Without continued and increasing funding we will continue to lose ground in our work to repair and maintain our facilities.

In January of 2009 the committee requested an evaluation of the work done in the past and the work to be done in the future. The goal of this evaluation was to better understand what areas of the program that need to be strengthened and what areas are working well. The program evaluation has consisted of a survey that has been sent out to the 12 agencies the program supports a focus group with agency representatives and stakeholders and an internal review by Vertical Infrastructure Program staff. The following are some of the findings and recommendations of the program evaluation:

- DAS should continue to manage the utilities on the complex and the institutions should continue to manage utilities at their institutions.
- DAS should develop a guidance or policy that is more aggressive when it comes to space heaters, fans, etc.
- The amount of bids that agencies are receiving for Major Maintenance projects is good, but they would like to be able to hire certain contractors for specific projects.
- The central website for Vertical Infrastructure projects is a step in the right direction for providing more transparency and allowing individuals, contractors and committee members access to the work that the program is doing.
- Buildings which are not occupied should not be receiving Routine Maintenance money. Institutions should be doing more to demolish buildings that are safety hazards on their campuses.
- Agencies would like to have more than one DAS Architectural and Engineering project manager assigned to a facility.
- Agencies don't think that phased projects always work well and that it just patches construction issues piecemeal instead of addressing the entire project at once.

The committee continues to utilize a Plan of Action to serve as the framework for discussing needs and progress. The 2009 plan is similar to that of 2008. Some of the results are highlighted below. The 2010 Plan of Action will include some of the action items that the program evaluation highlighted.

In order to promote the importance of our assets and to ensure continued and increasing funding for major maintenance and routine maintenance, in 2009 we intend to:

- 1) Annually update a list of facts relating to state buildings and the maintenance needs for those buildings. This information will support the case for increased and permanent funding. Include information on:**
 - **Demolition Planning, including criteria for demolition and factors that will promote the need for demolition funding.**
 - **Routine Maintenance Planning**
 - **Building Code and Related Issues**
- 2) Encourage agencies to invite legislators and local constituencies to all committee meetings, and document participation in periodic Plan of Action progress reports.**
- 3) Develop testimonials supporting the need for routine and major maintenance and how the maintenance funding is being put to work around the state on projects such as electrical distribution systems, roofing work and tuck pointing.**
- 4) Provide updated information and facts to advocates throughout the state so they can help carry the message on maintenance needs and adequate funding.**
- 5) Continue working with private sector and other groups with a common interest in major maintenance and routine maintenance funding that can spearhead the legislative effort to provide an adequate level of funding.**
- 6) Work with the Department of Administrative Services on consolidation of projects and alternative delivery systems for projects as a way of saving money.**
- 7) Deliver the message to the public that tax dollars are being well spent, through press releases and other means of public awareness.**

The Plan of Action will require continued public sector support to develop the information, with private sector involvement to provide for more, consistent and permanent funding. The Plan of Action will be reviewed again in February, June and November and a report back to the Governor will be made on our progress and accomplishments after the June and November meetings

**and as part of the Annual Report to the Governor in December. Prepared by the
Vertical Infrastructure Advisory Committee**

This Committee continues to promote the importance of prioritizing and coordinating repair projects on an enterprise-wide basis is an efficient and effective way to distribute limited funds. We look forward to continued progress in 2009 and we thank you for your support.

Vertical Infrastructure Advisory Committee

Dennis Bennett, Norwalk, Chair

Gary Benshoof, Des Moines

Tara Barney, Davenport

Mary Krier, Ollie

Eve Palmer, Carlisle

Dan Prymek, Indianola

Tom Nichols, Windsor Heights

Attachments:

Tab 1—2009 Plan of Action and Vision Statement for the Vertical Infrastructure
Advisory Committee

Tab 2—Letters of Support

Tab 3—FY2004/FY2005/FY2006/FY2007/FY2008/FY2009/FY2010 Major
Maintenance Project Status Report

Tab 4—FY2010 Distribution of Routine Maintenance Funds

Tab 5—FY2010 Major Maintenance Funding Recommendations and FY2011 Capital
Project Request Recommendations

**Tab 1—2008 Plan of Action and Strategic Plan for Vertical Infrastructure
Advisory Committee**

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Prepared by the Vertical Infrastructure Advisory Committee
Approved February 14, 2008

2—Letters of Support

Support for the Work of the Vertical Infrastructure Advisory Committee

Several agencies and institutions have submitted e-mails, letters and photos to report on the accomplishments of the Vertical Infrastructure Program over the last year.

Attachments are included from the following:

- Department of Corrections
 - Mt. Pleasant
- Department of Cultural Affairs
- Department of Human Services
 - Office of the Director
 - Glenwood Resource Center
 - Independence Mental Health Institute
- Iowa Public Television
- Iowa State Patrol
- Department of Administrative Services – General Services Enterprise



Independence Mental Health Institute Reynolds Building (Before and After)





Mt. Pleasant Sprinkler System Upgrade



Mathew Edel Black Shop



American
Gothic
House



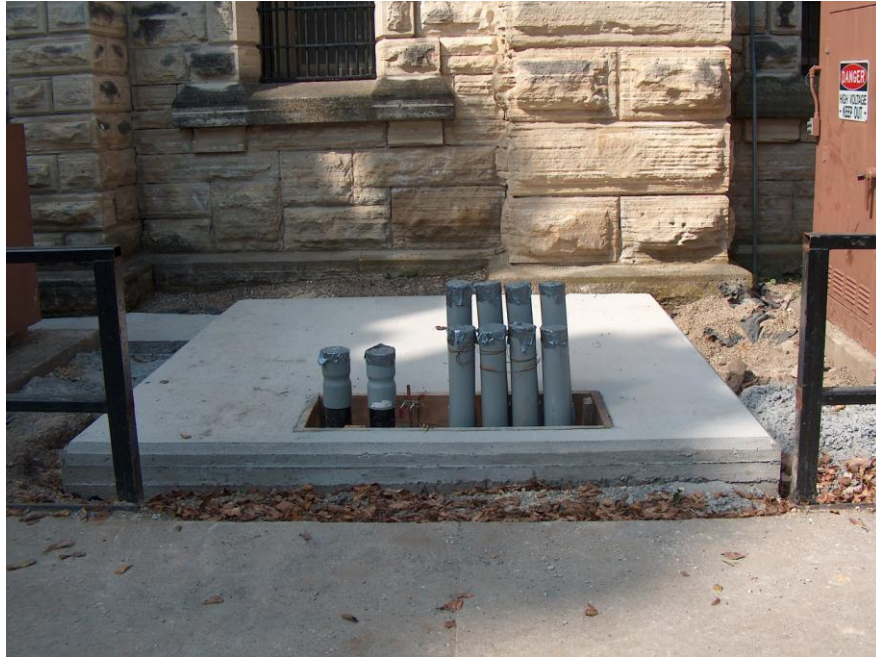
Glenwood Resource
Center



Iowa Veterans Home Phase 1



Mt. Pleasant New
Chiller



Anamosa
Electrical Upgrade

**Tab 3—FY2003/FY2004/FY2005/FY2006/FY2007/FY2008/FY2009
Major Maintenance Project Status Report**

Tab 4—FY2009 Distribution of Routine Maintenance Funds

FY2009 Distribution of Routine Maintenance Funds

For FY2009 the Department of Administrative Services received an appropriation of \$3 million for statewide routine maintenance. However, due to the floods, this number was reduced to \$1.4 million. The Vertical Infrastructure Advisory Committee recommended distribution of the funds on a square foot basis by agency. Funds have been distributed as follows:

ALLOCATION CHART TO BE INSERTED

**Tab 5—FY2009 Major Maintenance Funding Recommendations and FY2010
Capital Project Request Recommendation**